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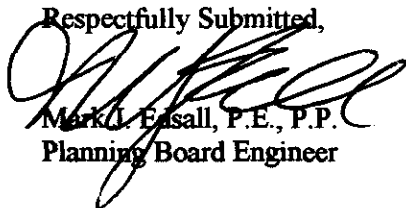
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEXTEL – NEW WINDSOR SITE PLAN
(PROPOSED TOWER AND EQUIPMENT BUILDING)
PROJECT LOCATION: 5 CHALEFFS LANE (OFF RT. 32)
SECTION 35 – BLOCK 1 – LOT 44
PROJECT NUMBER: 06-22
DATE: 28 JUNE 2006
DESCRIPTION: THE APPLICATION PROPOSES CONSTRUCTION OF A 120 FT. CELL
TOWER FACILITY WITH 12 FT. x 20 FT. EQUIPMENT BUILDING WITHIN A
50 FT. x 50 FT. FENCED AREA. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The project property is split by the C zoning district and the PI zoning district. The portion of the property proposed for cell tower use is within the PI portion of the lot. The cell tower use is use B-4 (Special Permit Use) in the PI zone. The bulk table on sheet S-1 is correct for the zone and use, with the following corrections necessary:
 - Minimum Road Frontage should be noted as "N/A"
 - Floor Area Ratio should be noted as "N/A".
 - Open Space, Building Coverage, and Pavement Coverage are not bulk requirements in New Windsor's code and should not be part of the bulk table.
 - See next comment regarding zoning compliance.
2. The plan indicates "No Change" for several items where bulk compliance is not provided. The applicant should note that the addition of a new use onto a site, with such new use requiring increased bulk requirements, does not constitute a "pre-existing, non-conforming condition". Based on the same, it would appear that some area type variances are required for this application. *A referral to the Zoning Board of Appeals is necessary at this time. It is my recommendation that the Board deem the application "incomplete", since the Board can take no action on this application until such time that all necessary variances are obtained.*
3. Once the applicant returns with the necessary variances, the Planning Board's review can continue.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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